

FOR SALE

📍 1700 Linwood Drive | Paragould, AR 72450



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REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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OPPORTUNITY OVERVIEW

\$1,775,000.00	±2.28 AC	100%	5.3%
PRICE	LOT SIZE	OCCUPANCY	CAP RATE
\$93,600.00	±9,148 SF	±125	2007
NOI	BUILDING SIZE	PARKING	YEAR BUILT

PROPERTY HIGHLIGHTS

- Fully leased retail/office building featuring established tenants.
- ±180 ft of frontage along Hwy 49 | ±22,000 CPD.
- In a high-traffic corridor surrounded by national retailers.
- Zoned C-3, allowing a wide range of commercial uses.
- Great, low management investment opportunity with immediate income in a growing market.
- Additional space available on site offers potential for future building expansion or development.
- Rooftop solar system requires continued access for the solar contractor through March 2027 to fulfill federal reporting requirements. Reporting may also require purchaser to provide electrical utility data on power costs and kilowatt hour usage during this period.



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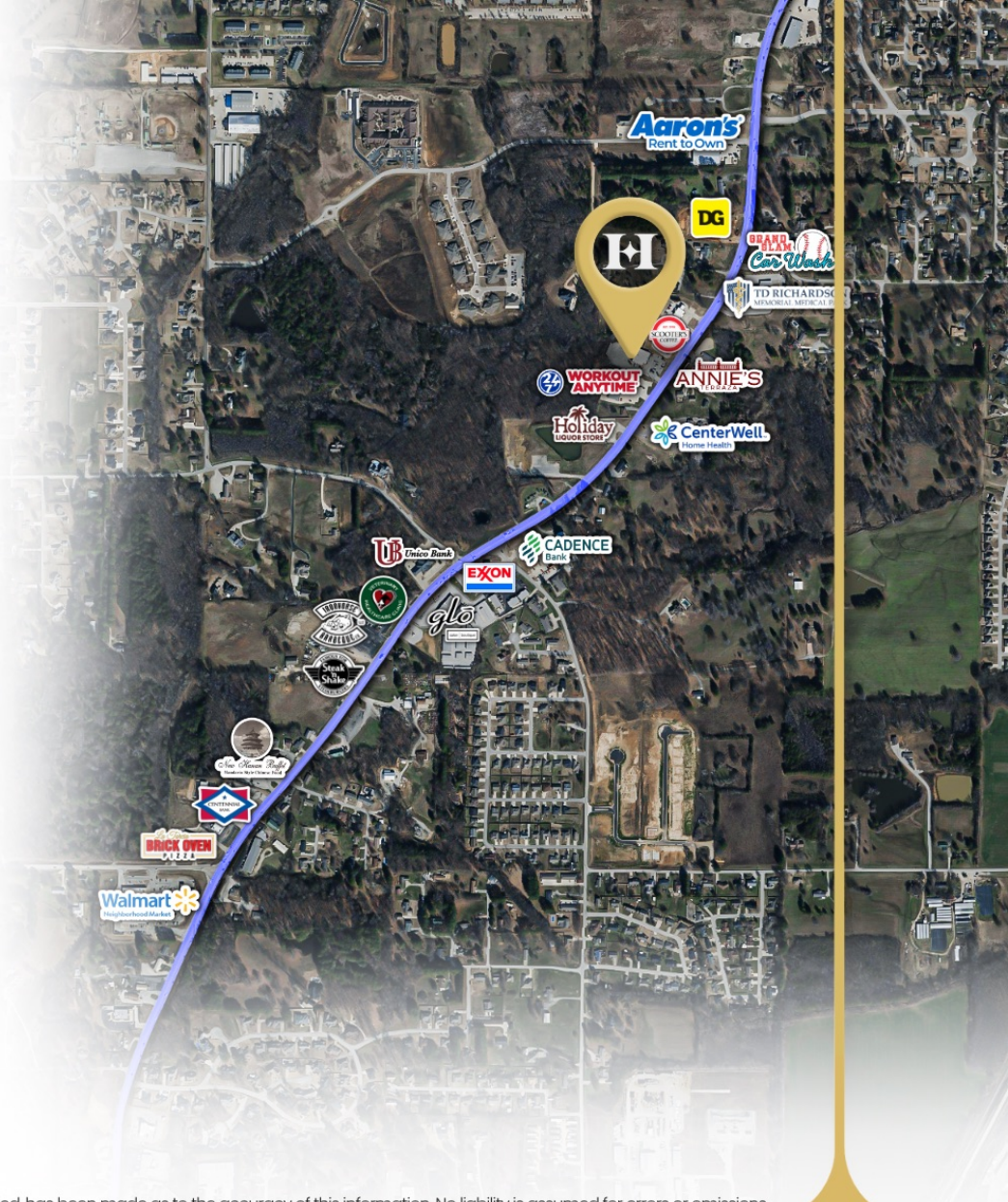
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Anytime Fitness



LEASE SUMMARY

Tenant	Lane & Pickney Investments, Inc.
Premises	Suite A
Leased Area	±7,948 sf
Rent Commencement	July 1, 2024
Lease Expiration	June 30, 2029
Lease Type	NNN
Current Base Rent (Annual)	\$72,000.00
Renewal Options	N/A
Landlord Responsibilities	N/A

Aspire Medical Weight Loss & Aesthetics



LEASE SUMMARY

Tenant	Aspire Medical PLLC
Premises	Suite B
Leased Area	±1,200 sf
Rent Commencement	August 1, 2021
Lease Expiration	July 31, 2026
Lease Type	Gross
Current Base Rent (Annual)	\$21,600.00
Renewal Options	N/A
Landlord Responsibilities	Roof, Foundation, Exterior Walls, Landscaping

LEASES

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Aaron's
Rent to Own

DOLLAR GENERAL

CITY DRUG
PHARMACY

EST. 1998
SCOOTER'S
COFFEE

BRAND
BLAM
Car Wash



DR. RICHARDSON
MEMORIAL MEDICAL PARK

evara
SALON + CO.
peek-a-boo
3D/4D Ultrasound & Baby Boutique
jobsquad
SOLUTIONS
24/7
WORKOUT
ANYTIME

ANNIE'S
TERRAZA

LINWOOD DR / HWY 49

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Walmart
Neighborhood Market

STORMARK
SELF STORAGE

CADENCE
Bank

EXXON

Unico Bank

PARAGOULD
CHIROPRACTIC

Holiday
LIQUOR STORE

WORKOUT
ANYTIME
Jobsquad
peek-a-bob
Cyrus



VILLAGE CREEK
PROFESSIONAL BUILDING

ANNIE'S
TERRAZA

EST. 1998
SCOOTER'S
COFFEE

CITY DRUG
Serving Paragould Since 1904
PHARMACY

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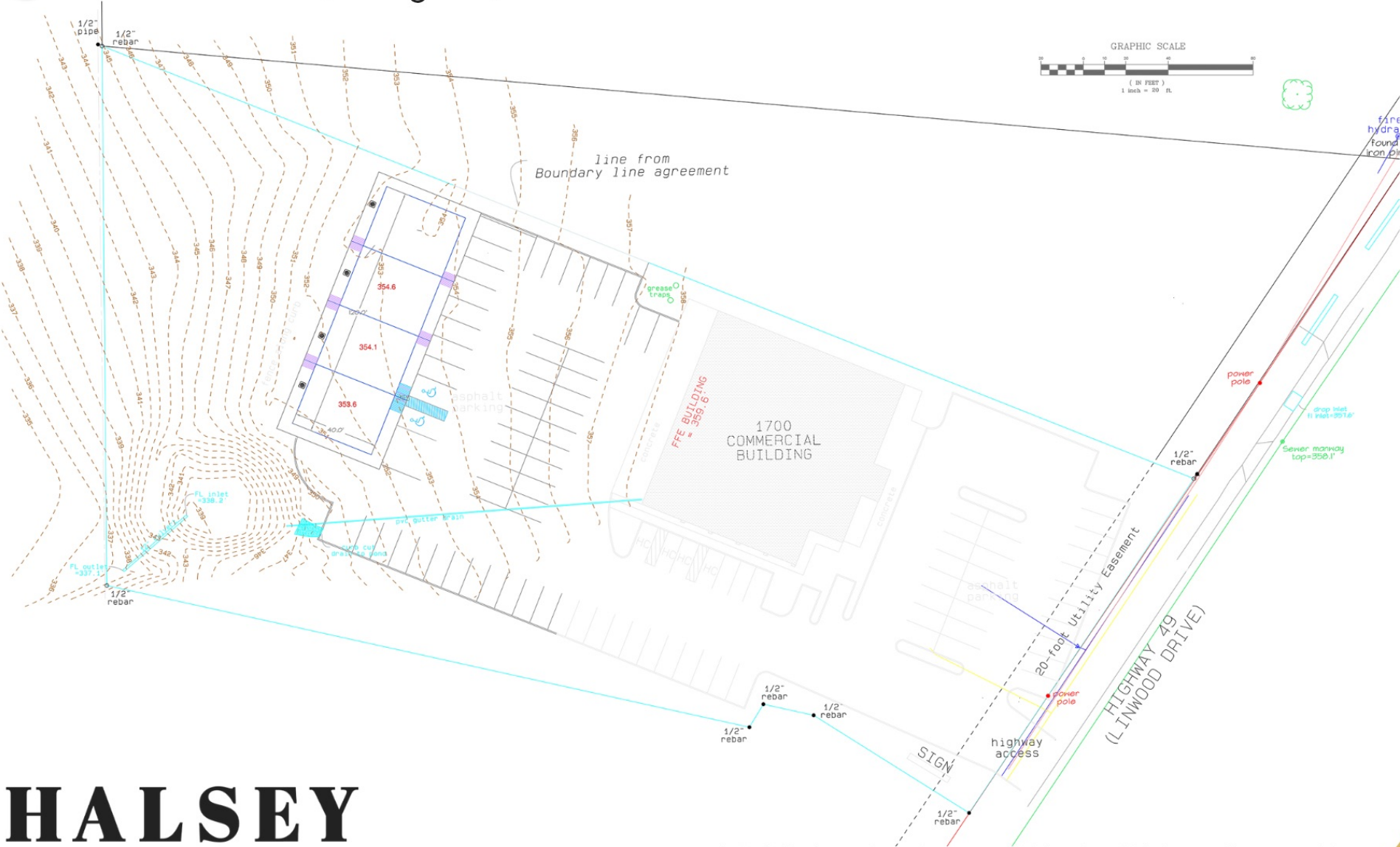
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CONCEPTUAL SKETCH

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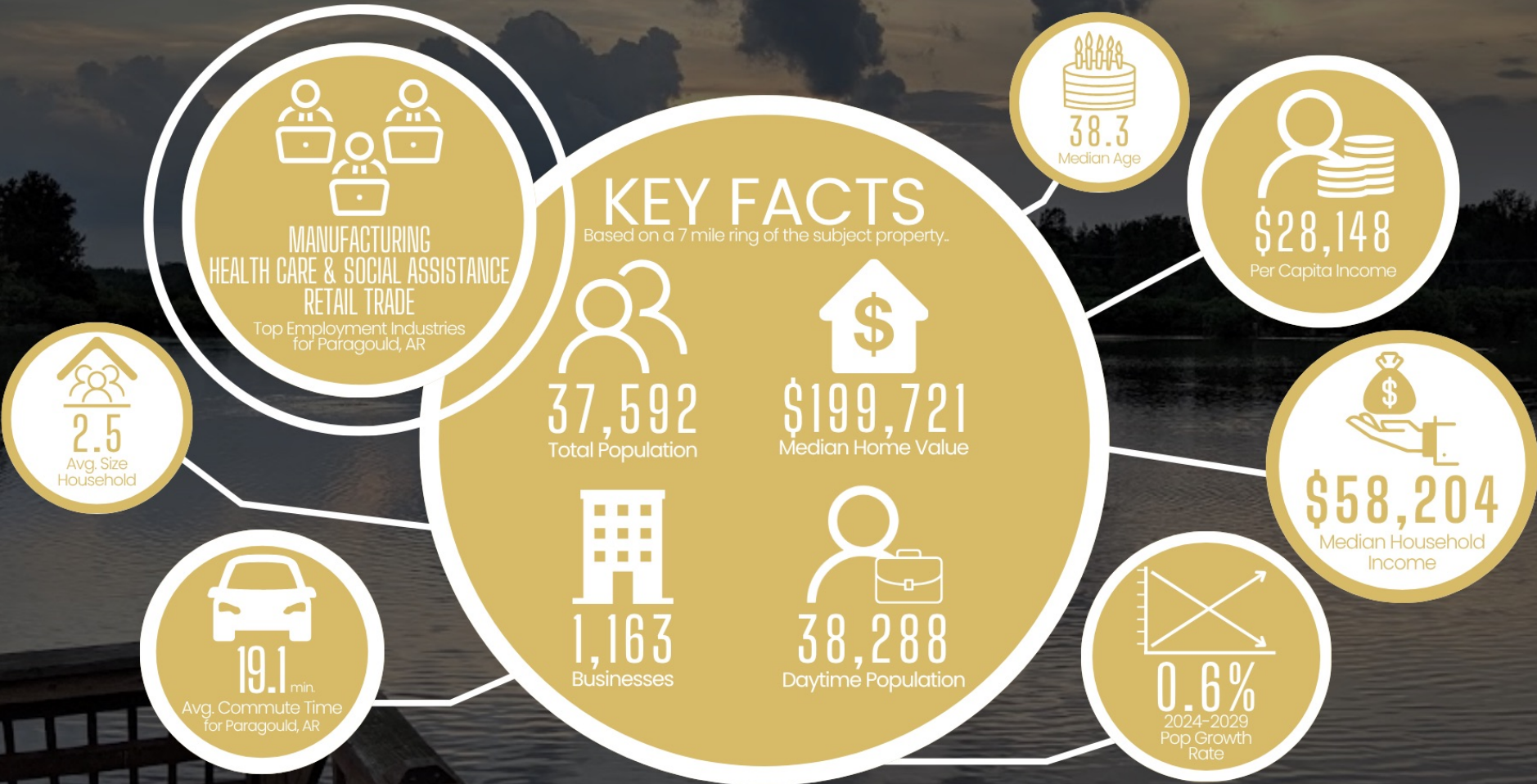
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DEMOGRAPHICS



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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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